

McNichols

McNichols is generally bounded by McNichols to the north, Oakman Boulevard to the south, the Highland Park city limits to the east and Livernois to the west. Though largely a residential community, industrial uses run along the southern and eastern boundaries; commercial uses are concentrated along Livernois.

❑ Neighborhoods and Housing

Issues: Many of the neighborhoods in the north and east, immediately surrounding the University of Detroit-Mercy are relatively stable.

Housing conditions change dramatically in neighborhoods along the border with Highland Park, along the Lodge Freeway and south of Fenkell. Many homes are abandoned, and many properties are vacant.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Use code enforcement as a tool to maintain neighborhoods surrounding the University of Detroit-Mercy.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Demolish vacant and/or dangerous structures and promote residential infill and initiate rehabilitation programs in the area south of Puritan and east of Log Cabin.

❑ Retail and Local Services

Issues: Many of the commercial corridors have experienced considerable physical decline and deterioration. Livernois has the greatest opportunity for neighborhood commercial development. However, Livernois suffers from a lack of maintenance and discordant signage. The poor aesthetic combined the amount of traffic along Livernois deters potential pedestrian shoppers.

GOAL 3: Increase the vitality of commercial thoroughfares

Policy 3.1: Develop neighborhood commercial nodes along Livernois, Puritan and Fenkell with a compatible mix of locally serving, small-scale businesses and residential uses along less viable portions.

Policy 3.2: Develop partnerships with area institutions and business owners to rehabilitate the Livernois and McNichols commercial strips.

GOAL 4: Improve the appearance of commercial areas

Policy 4.1: Promote design guidelines for façade, streetscape and landscape improvements along Livernois.

□ **Industrial Centers**

Issues: Residential areas are poorly protected from the concentration of industrial uses along the southern and eastern boundaries of the community.

GOAL 5: Reduce conflicts between industrial and residential areas

Policy 5.1: Establish and enforce designated truck routes to and from the Lodge Freeway and Livernois.

Policy 5.2: Buffer the negative impacts of industrial land uses upon residential areas south of Fenkell.

□ **Parks, Recreation and Open Space**

Issues: There are few recreational opportunities for neighborhood residents.

GOAL 6: Increase open space and recreational opportunities

Policy 6.1: Strategically acquire property south of the Lodge Freeway to be utilized for the development of neighborhood parks or playlots.

Policy 6.2: Coordinate with the University of Detroit Mercy and other area institutions to provide recreation access and programs.

□ **Transportation and Mobility**

Issues: The traffic volumes along Livernois pose safety problems, especially for pedestrians.

GOAL 7: Improve vehicular and pedestrian safety

Policy 7.1: Introduce traffic calming features and other methods to alleviate congestion and increase safety along Livernois.

2000 Census - Demographic Profile

Neighborhood **McNichols**

Total Population

12,190

1990 Population

12,777

1990 to 2000 Change

-587

Percent Change

-4.59%

Race

White Only

741**6.08%**Black or African American
Only**11,174****91.67%**American Indian and Alaska
Native Only**50****0.41%**

Asian Only

109**0.89%**Native Hawaiian and Other
Pacific Islander Only**0****0.00%**

Other Race Only

17**0.14%**

Two or More Races

99**0.81%**

Hispanic Origin

Hispanic Origin (Any Race)

119**0.98%**

1990 Hispanic Origin

56

1990 to 2000 Change

63

Percent Change

112.50%

Gender

Male

5,616**46.07%**

Female

6,574**53.93%**

Educational Attainment

Population 25 or older

7,040**57.75%**

HS Graduate or Higher

5,178**73.55%**

Assoc. Degree or Higher

1,173**16.66%**

Age

Youth Population
(Under 18 Years Old)**3,438****28.20%**

1990 Youth Population

3,505

1990 to 2000 Change

-67

Percent Change

-1.91%

0 to 4 Years Old

864**7.09%**

5 to 10 Years Old

1,360**11.16%**

11 to 13 Years Old

609**5.00%**

14 to 17 Years Old

605**4.96%**

18 to 24 Years Old

1,712**14.04%**

25 to 44 Years Old

3,138**25.74%**

45 to 64 Years Old

2,143**17.58%**

65 Years Old and Older

1,759**14.43%**

Households

Households

4,254

Average Household Size

2.67

Population in Group Quarters

816**6.69%**

Population in Households

11,374

Family Households

2,782**65.40%**

Married Couple Family

1,003**36.05%**

Female Householder Family

1,443**51.87%**

One Person Households

1,269**29.83%**

Housing Units

Housing Units

4,799

1990 Housing Units

5,168

1990 to 2000 Change

-369

Percent Change

-7.14%

Vacant Housing Units

610**12.71%**

Occupied Housing Units

4,189**87.29%**

Owner Occupied

2,376**56.72%**

Renter Occupied

1,813**43.28%**

Housing Value

Owner Occupied Units

1,800

Less Than \$15,000

175**9.72%**

\$15,000 to \$29,999

357**19.83%**

\$30,000 to \$49,999

350**19.44%**

\$50,000 to \$69,999

251**13.94%**

\$70,000 to \$99,999

375**20.83%**

\$100,000 to \$199,999

247**13.72%**

\$200,000 or More

45**2.50%**

Household Income

Less Than \$10,000

819**19.25%**

\$10,000 to \$14,999

335**7.87%**

\$15,000 to \$24,999

797**18.74%**

\$25,000 to \$34,999

596**14.01%**

\$35,000 to \$49,999

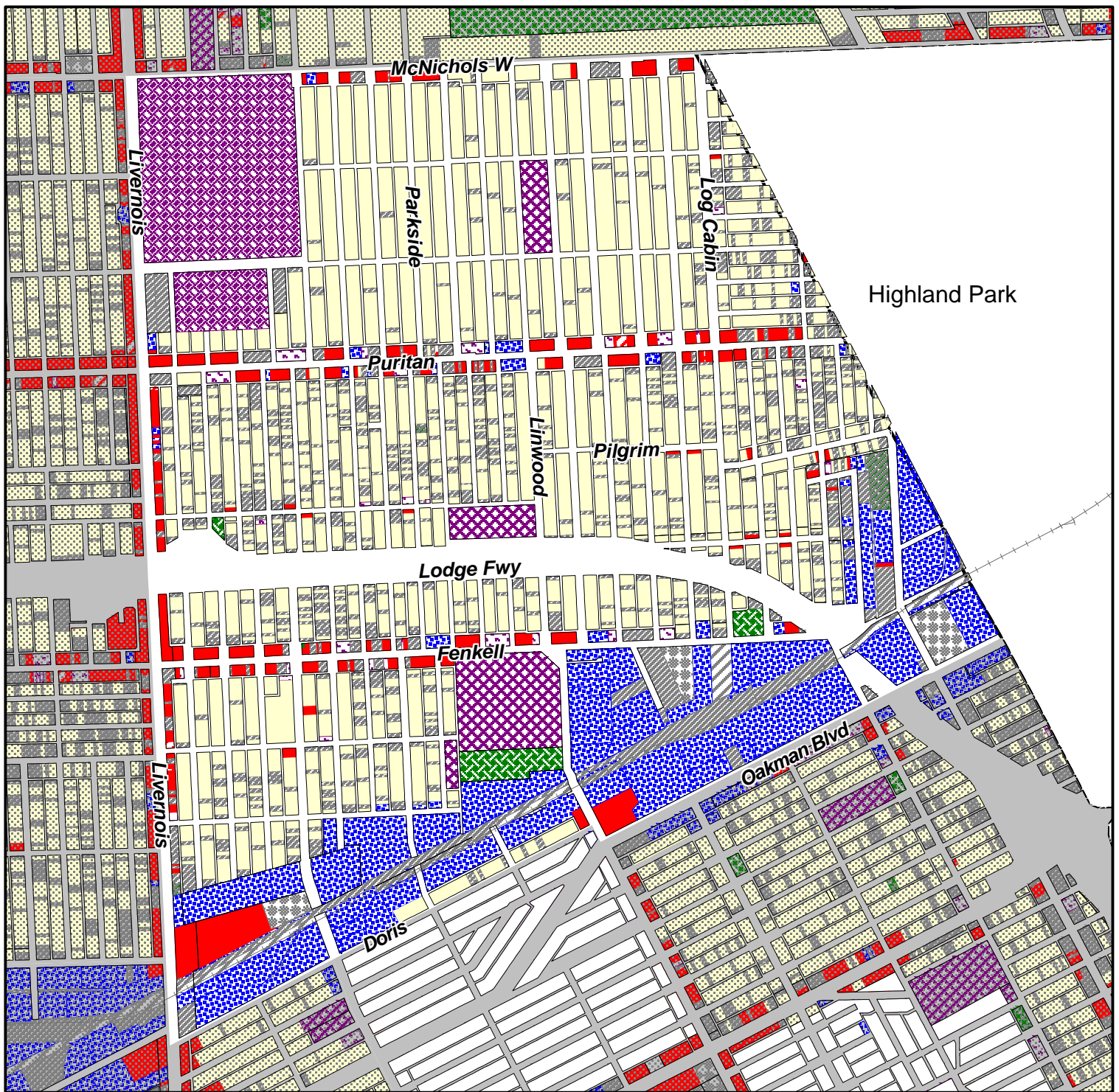
609**14.32%**

\$50,000 to \$74,999

534**12.55%**

\$75,000 or More

564**13.26%**



Map 10-2A

City of Detroit
Master Plan of
Policies

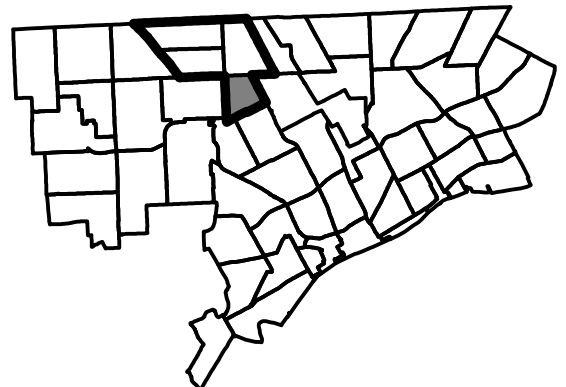
Neighborhood Cluster 10 McNichols

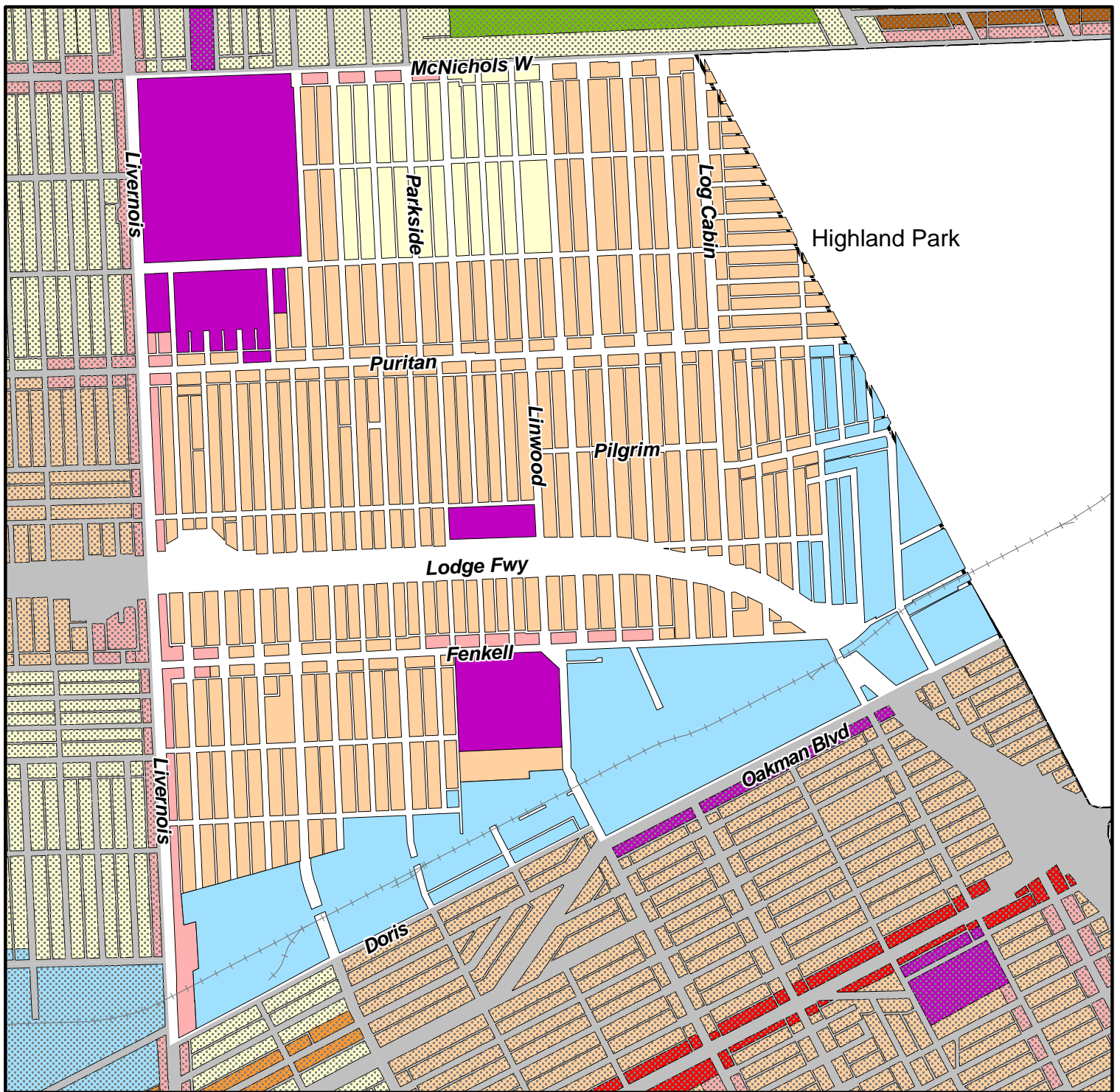


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 10-2B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 10 McNichols



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

